

THE STATE OF SOUTH CAROLINA,

COUNTY of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. B. Watkins of the city of Greenville, in said County and State, SEND GREETINGS: WHEREAS, the mortgagor, hereinabove named,

in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to the mortgagee herein named,

From Four thousand five hundred Dollars (\$4,500.00) DOLLARS, to be paid in annual installments of not less than five hundred dollars payable on the first day of November, until full satisfaction in full, with interest thereon from this date at the rate of seven per cent per annum, to be computed and paid semi-annually until paid in full; and interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of ten per cent of indebtedness thereon besides all costs and expenses of collection, to be added to the amount due on said note to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind or if any part of the money due on said note be not paid when due (all of which is secured under this mortgage), as in and by the said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I, the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the mortgagee hereinabove named, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me the said mortgagor, in hand well and truly paid by the said mortgagee, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said

Jessie M. Markley, and her heirs and assigns all that certain lot, piece or parcel of land situate, lying and being in the State of South Carolina and County of Greenville, in the First Ward of the City of Greenville, being known and designated as Lot No. three (3) and the west half of lot No. two (2) as shown on plat made by R.E. Dalton, bearing date April 1919, and recorded in the office of the Register of Mesne Conveyances for said County and State in Plat Book "E", at page 99, having a frontage of ninety feet on the south side of West Earle Street, and having been conveyed to me, the said J. Ben Watkins, by two deeds executed respectively by Mrs. Floride S. Miller (bearing date May 6, 1919, and recorded in said office in Book 50 page 332) and C.W. Cofield, bearing date May 16th, 1919 and recorded in Book 45, page 306. Also all that other certain piece, parcel or tract of land situate, lying and being in said State and County, in Paris Mountain Township, about a mile and a half from Cunningham Bros'. Store and near the road which leads from said store to the White Horse Road; said tract being known and designated as Tract No. One (1) of the lands of Z.B. Watkins, deceased, according to a plat thereof made by W.A. Adams, bearing date November 26, 1918 and containing thirty-nine (39) acres, more or less; being the same land in which the other heirs of said Z.B. Watkins conveyed me their undivided interests by a deed bearing date January 10, 1919 and recorded in said office in Book 50, page 251, and by a confirmatory deed bearing date April 15, 1919 and recorded in said office in Book 50, page 297.

There is no other lien or encumbrance on said land or any part thereof by mortgage, judgment or otherwise, except a prior mortgage to the said Jessie M. Markley for three thousand dollars dated May 17, 1919 and recorded in said office in Book 44, page 284. In that mortgage all the above described lands are more fully described by metes and bounds, such description being hereby adopted as a part of these presents. The debt secured by said prior mortgage was to have been paid in annual installments of not less than five hundred dollars each; but it is hereby agreed between said mortgagor and mortgagee that if one annual installment of not less than five hundred dollars be paid on account of the principal of both debts (now aggregating Seven thousand five hundred dollars) that shall constitute a compliance with the obligations of both mortgages.